

Height Overlay District Requirements

Section 1: The Zoning Map adopted by reference in Section 20.14.010 of Title 20 (Zoning Code) of the Newport Beach Municipal Code is hereby amended to define the properties located within the Height Overlay District as shown on the map provided in Exhibit “A,” which is attached hereto and incorporated herein by reference.

Section 2: Section 20.28.010 of Title 20 (Zoning Code) of the Newport Beach Municipal Code is hereby amended to add Subsection “D” to read as follows:

D. Height (H) Overlay District. The H Overlay District is intended to establish standards for review of increased building height in conjunction with the provision of enhanced project design features and amenities.

Section 3: Chapter 20.28 of Title 20 (Zoning Code) of the Newport Beach Municipal Code is hereby amended to add Section 20.28.060 to read as follows:

20.28.060 Height Overlay District

A. Applicability. The Height Overlay District includes properties located in the Multiple Residential (RM) Zoning District within Statistical Area A2.

B. Discretionary Review. A request for an increase in building height under the provisions of the Height (H) Overlay District requires discretionary review through either a site development review or planned development permit.

C. Eligibility. Properties eligible for the Height (H) Overlay District must have a minimum lot size of one (1) acre.

D. Maximum Height. The maximum height limit is forty (40) feet for a flat roof and forty-five (45) feet for a sloped roof. The development shall be three (3) stories maximum.

E. Required Findings. The review authority may approve a planned development permit or site development review to allow a project in compliance with this Section only after finding all of the following in addition to the findings required for the discretionary permit application and the findings required by Subsection 20.30.060(C)(3):

1. The proposed project provides increased building setbacks from public streets and property lines above code requirements;

2. The proposed project provides project enhancements and on-site recreational amenities for the residents above code requirements; and
3. The proposed project provides quality architecture and quality materials.

F. The following standards should be considered for compliance with Finding E(3) above:

1. Enhanced treatment of building elevations facing public streets with respect to architectural treatment to achieve a high level of design and neighborhood quality (e.g., high-quality doors, windows, moldings, metalwork, finishes, stoops, porches, etc.).
2. Building materials and colors should be selected that will complement the proposed design and existing buildings in the surrounding area.
3. Building materials should be high-quality, durable, authentic to the architectural style, and applied in a quality fashion.
4. If stucco is used it should have a smooth finish. Sand and lace stucco finishes should be avoided.
5. Lighting should be selected to provide ambiance, safety, and security, without unnecessary spillover or glare.
6. Building owners and tenants should keep the building exteriors and facades clean and in good repair.

G. Subdivisions. Projects that include a subdivision shall adhere to the following criteria in order to ensure the provision of enhanced project design features:

1. Overall Lot Setbacks. The Multiple Residential (RM) Zoning District setback requirements are applicable to the overall development lot.
2. Primary Structure Front Setback. The minimum setback for primary structures is twenty-five (25) feet from any front property line abutting a public street.
3. Street Enhancements. A landscaped area is required within the first fifteen (15) feet of the front setback, and shall include trees,

shrubs, and ground cover. Fences, walls, or hedges are allowed beyond the fifteen (15)-foot front landscape setback.

4. Side Landscape Setback. A minimum five (5)-foot landscape setback is required from any side property line abutting a public street, and shall include trees, shrubs, and ground cover. Fences, walls, or hedges are allowed beyond the five (5)-foot setback.
5. Public Sidewalks. Sidewalks are required to be a minimum width of eight (8) feet. A meandering sidewalk design is preferred for lots greater than three hundred (300) feet in width and must be designed to be compatible with abutting properties.
6. Common Open Space. A minimum of one hundred (100) square feet of common open space per unit is required, not including pathways, and must be dedicated to recreational amenities.
7. Recreational Amenities. Recreational amenities are required and may include a recreation building, seating areas, barbecue/grill, fire pit/fireplace, swimming pool/spa, bicycle racks/storage, activity area (such as playing field/lawn, sport court, horseshoe pit, playground, etc.), or similar amenities.
8. Additional Guest Parking. Where limited off-site, on-street parking is available, guest parking is required above the code requirement and must be distributed throughout the site.

Section 4: Subsection 20.30.060(C)(2)(b) of Title 20 (Zoning Code) of the Newport Beach Municipal Code is hereby amended to read as follows:

- b. RM and RMD Zoning Districts Height Limit Area. In this height limit area the base height limit for structures with flat roofs is twenty-eight (28) feet (including guardrails and parapet walls) and the base height limit for structures with sloped roofs is thirty-three (33) feet. The height of a structure may be increased up to a maximum of thirty-two (32) feet with a flat roof or thirty-seven (37) feet with a sloped roof through the approval of a discretionary application as provided above. This height limit applies in all RM and RMD Zoning Districts as shown on the Zoning Map. For properties located within the Height (H) Overlay District, the height of a structure may be increased to a maximum of forty (40) feet with a flat roof or forty-five (45) feet with a sloped roof pursuant to Section 20.28.060.

This Page Intentionally Left Blank

Cumulative Projects List

Reasonably Foreseeable Projects:

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Back Bay Landing	Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visitor-serving retail and recreational marine facilities, and up to 49 attached residential units.	300 E. Coast Highway Generally located at the northwesterly corner of east Coast Highway and Bayside Drive	The project was approved by City Council on February 11, 2014. The Coastal Land Use Plan Amendment for the project was submitted to the California Coastal Commission July 2014 and a hearing is anticipated Fall 2015.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Code Amendment • Planned Community Development Plan • Lot Line Adjustment • Traffic Study
Balboa Marina Expansion	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> • 24 boat slips • 19,400 restaurant/marine commercial SF 	201 E. Coast Highway	IS/MND was approved on November 25, 2014. An approval in concept was issued for the waterside component. Application submitted June 2015 for landside improvements.	<ul style="list-style-type: none"> • IS/MND • Site Development Review • Conditional Use Permit CDP (Coastal Commission)

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Old City Hall Complex Redevelopment	General Plan Amendment, Coastal Land Use Plan Amendment, and Zoning Amendment to change site from Public Facilities to Mixed Use and increase height limit from the 26/35 height limitation area to 55 feet with 65 feet for architectural projections. Fire Station #2 to remain at current location. Construction of a 130-room luxury hotel.	3300 Newport Boulevard and 475 32 nd Street	April 2012: amendments initiated by the City Council. Mitigated Negative Declaration prepared. January 2013: Planning Commission recommendation for approval. September 2014: City Council approved. Under review by the California Coastal Commission. Hearing anticipated summer of 2015, with construction anticipated to commence in early 2016.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment • Site Development Review • Ground Lease
Banning Ranch	Development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 gross acres of parklands, and approximately 252.3 gross acres of permanent open space.	Generally located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River	The City Council approved the project and certified the Final EIR in July 2012. The applicant has a complete coastal development permit application before the Coastal Commission.	<ul style="list-style-type: none"> • Development Agreement • General Plan Amendment to the Circulation Element • Code Amendment • Pre-annexation Zone Change • Planned Community Development Plan • Master Development Plan • Tentative Tract Map • Affordable Housing Implementation Plan • Traffic Phasing Ordinance Traffic Study
Hyatt Regency Newport Beach Expansion Project	Improvements to the existing hotel which include the addition of 88 new timeshare units; a 24,387-sf, 800-seat ballroom/meeting building; a 10,072-sf spa and new pool; and a 2-level parking garage.	1107 Jamboree Rd; northwest of Back Bay Dr and Jamboree Rd	Final EIR certified and project approved on February 24, 2009. The project has not obtained a CDP; therefore, the City's entitlements cannot be implemented.	<ul style="list-style-type: none"> • EIR • Use Permit • Parcel Map • Modification Permit • Development Agreement • CDP (CCC)

City of Newport Beach
Ebb Tide Project
Initial Study/Mitigated Negative Declaration

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Mariner's Medical Arts Project	A 12,763 sq. ft. addition to an existing 17,500 sq. ft. medical office complex. The existing medical office complex was designed by Master architect Richard Neutra and is considered to be significant historical resource.	1901 Westcliff Dr	Application was withdrawn 1/22/13.	<ul style="list-style-type: none"> Planned Development Permit Conditional Use Permit
Koll Mixed Use Development	Development of 260 residential units	4343 Von Karman Avenue	Application submitted. No activity.	<ul style="list-style-type: none"> PC Development Plan Amendment Traffic Study (TPO) DA Airport Land Use Commission
Newport Place Residential	A mixed-use residential project consisting of up to 384 units and 4,315 square feet of retail use on a 5.7-acre property	1701 Corinthian Way, 1660 Dove St., 4251, 4253, and 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive. Generally bounded by Corinthian Wy., Martingale Dr., Dove St. and Scott Dr.	Application submitted. MND is underway	<ul style="list-style-type: none"> Planned Development Permit Lot Merger Affordable Housing Implementation Plan
Lido Villas (DART)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums. The Planned Community would allow for site specific setbacks and an increase in the height limit up to 35 ft 4 inches and 39 ft for architectural projections.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application submitted to CCC on April 23, 2014 and is in process. Submitted for plan check December 22, 2014, building permit approval pending recordation of tract map.	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Planned Community Development Plan Tentative Tract Map

City of Newport Beach
Ebb Tide Project
Initial Study/Mitigated Negative Declaration

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Birch Newport Executive Center	The project includes the resubdivision of four lots into three lots for commercial development and for condominium purposes, and the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot.	20352 - 20412 Birch Street	Application submitted on 08/05/2014. Addendum to MND approved by Planning Commission on 02/19/2015.	<ul style="list-style-type: none"> • Site Development Review No. SD2014-005 • Minor Use Permit No. UP2014-032 • Traffic Study No. TS2014-006 • Parcel Map No. NP2014-017 •
Newport Harbor Yacht Club	Demolition of the approximately 20,500 square foot yacht club facility and construction of a new 23,163 square foot facility. The yacht club use will remain on the subject property.	720 West Bay Avenue, 800 West Bay Avenue, 711-721 West Bay Avenue, and 710-720 Balboa Boulevard	The project was approved by the City Council on February 25, 2014. The Coastal Land Use Plan Amendment for the project was submitted to the California Coastal Commission on April 23, 2014.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment • Planned Development Permit • Conditional Use Permit

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
ExplorOcean	Demolition of an existing one-story, 26,219 square foot commercial building and a 55-space subterranean parking garage; and the construction of a 70,295 square-foot, 4-story ocean literacy facility located on the 600 East Bay parcel; removal of a 63-metered space surface parking lot (aka: Palm Street Parking Lot) located on the 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm parcels and the construction of a 388-space, 141,000 square foot, 5-level off-site parking structure; and a 6,500 square footage floating classroom to be located on the waterside of the project.	600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm	Application submitted. On hold per applicant's request.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment (Zone Change) • Planned Community Development Plan Adoption • Transfer Development Allocation • Site Development Review • Conditional Use Permit • Traffic Study pursuant to City's Traffic Phasing Ordinance (TPO) • Tentative Parcel Map and Alley Vacation • Harbor Development Permit • Coastal Development Permit (by California Coastal Commission)

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Ebb Tide	The project includes a Tentative Tract Map application to subdivide a 4.7 acre site for 83 residential lots and a Site Development Review application for the construction of 83 single-unit residences, private streets, common open space, and landscaping. The Planned Community Development Plan is proposed to establish guidelines for development of the project site consistent with the General Plan. The Code Amendment is proposed to amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC).	1560 Placentia Drive	Application submitted on 06/20/2014. MND is underway.	<ul style="list-style-type: none"> • Tentative Tract Map No. NT2014-002 • Traffic Study No. TS2014-007 • Planned Development Permit No. PL2015-001
<p>AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change</p>				

Approved Projects:

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
North Newport Center Planned Community	The North Newport Center PC Development Plan serves as the controlling zoning ordinance for the sub-areas identified in the Planned Community Development Plan and is authorized and intended to implement the provisions of the Newport Beach General Plan.	The North Newport Center Planned Community District is comprised of seven sub-areas that include Fashion Island and Block 600 and portions of Block 100, Block 400, Block 500, Block 800, and San Joaquin Plaza.	As of December 31, 2014, the remaining entitlement consists of 101,712 square feet (includes 16,500 SF associated with 1,020 unbuilt theater seats) of regional commercial in Fashion Island; 328,269 square feet of mixed use in Block 500; 2,164 square feet in Block 600; and 524 dwelling units in San Joaquin Plaza. Note that the entitlement is adjusted at building permit final/COO and some of the entitlement will be zero after projects under construction are complete.	<ul style="list-style-type: none"> • Addendum to the General Plan Program EIR

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
919 Bayside Dr Project	Development of 17 individual residential lots; 1 common recreational lot with possible pool and trellis structure; 2 landscape/open space lots; waterfront and dock lots.	919 Bayside Dr; southwest of Bayside Dr and Jamboree Rd	IS/MND and project approved in 2008. The CDP has been approved by the Coastal Commission. Project has not been constructed.	<ul style="list-style-type: none"> • IS/MND • Code Amendment • Use Permit • TTM • CDP (CCC)
AERIE Project	Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site.	201–207 Carnation Ave and 101 Bayside Pl; southwest of Bayside Dr between Bayside Pl and Carnation Ave, Corona del Mar	Final EIR was certified and project approved by the City on July 14, 2009. A CDP has been approved by the Coastal Commission. Project is under construction with completion anticipated by the end of 2016.	<ul style="list-style-type: none"> • EIR • GP Amendment • Coastal Land Use Plan (CLUP) Amendment • Zone Change • Tract Map • Modification Permit • CDP (CCC)
Coast Community College District-Newport Beach Learning Center Project	3-story, 67,000-sf learning facility	505–1533 Monrovia Ave; west of Monrovia Ave and north of the terminus of 15 th St	IS/MND and project approved August 2009. Pursuant to the City's Traffic Phasing Ordinance, a traffic study is required. The traffic study and parcel map were approved by the City on April 22, 2010. The project has been constructed and is complete.	<ul style="list-style-type: none"> • IS/MND • Parcel Map • Traffic Study
Hoag Memorial Hospital Presbyterian Master Plan Update Project	Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus.	1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd	Final EIR certified and project approved on May 13, 2008. No new major development has been constructed or is planned in the near future.	<ul style="list-style-type: none"> • EIR • GP Amendment • Planned Community Development Plan (PC) Text Amendment • Development Agreement Amendment • CDP (CCC)

City of Newport Beach
Ebb Tide Project
Initial Study/Mitigated Negative Declaration

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Newport Beach City Hall and Park Development Project	Relocation of City Hall (except for the Fire Department). Construction and operation of the following: (a) an approximate 98,000-sf City Hall building, Community Room, and Council Chambers; (b) a 450-space parking structure; (c) an approximate 17,000-sf expansion of the Newport Beach Central Library; and (d) construction of a public park.	1100 Avocado Ave; between Avocado Ave and MacArthur Blvd	Final EIR certified and project approved on November 24, 2009. Project construction began in May 2010. Construction complete and project occupied in April of 2014.	<ul style="list-style-type: none"> • EIR • Design plans • Exemption from Zoning Code and PC 27
Meridian (Santa Barbara) Condominiums Project	79 condominium units totaling approximately 205,232 net sf; approximately 97,231 gross sf of subterranean parking structures for a total of 201 parking spaces on site; approximately 79,140 sf of open space and approximately 21,300 sf of recreational area.	Santa Barbara Drive west of Fashion Island	IS/MND and project approved in January 2006. The CDP has been approved by the Coastal Commission. Phase 1 (26 units) is completed. It is anticipated that Phase 2 (53 units) to be completed by the end of 2015.	<ul style="list-style-type: none"> • IS/MND • GP Amendment • CLUP Amendment • Code Amendment • Parcel Map • TTM • Modification Permit • CDP (CCC)
Beauchamp Project	5 unit residential development	2000-2016 East Balboa Blvd ; east of East Balboa Street and L Street	Draft IS/MND was released for public review on January 12, 2010. Planning Commission recommended approval on March 4, 2010. The IS/MND and the project were approved by the City Council on May 25, 2010. The CDP has been approved by the Coastal Commission. Project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment • CLUP Amendment • CDP (CCC)
Newport Business Plaza Project	Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.	4699 Jamboree Road and 5190 Campus Drive	The City Council approved the project on January 25, 2011. The project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment • PC text amendment • Tentative Parcel Map
Newport Marina – ETCO Development	A mixed use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses	2300 Newport Boulevard	FEIR certified in February 2006. Tentative Tract Map extended in October 2010. The project is under construction and is anticipated to be complete by the end of 2016.	<ul style="list-style-type: none"> • Site Plan Review • Use Permit • Tentative Tract Map

City of Newport Beach
Ebb Tide Project
Initial Study/Mitigated Negative Declaration

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Marina Park Project	Development includes a public park and beach with recreational facilities; restrooms; a new Girl Scout House; a public short-term visiting vessel marina and sailing center; and a new community center with classrooms, and ancillary office space.	1600 Balboa Blvd; west of 15 th St and east of 19 th St	The Final EIR was certified and the project approved by the City on May 11, 2010. The project is under construction with completion anticipated by the end of 2015.	<ul style="list-style-type: none"> • EIR • General Construction Activity Storm Water (NPDES) Permit (RWQCB) • CDP (CCC) • Section 401 Certification (RWQCB) • 404 Permit (ACOE)
	A request construct a 21,311 square foot, two-story office building over a subterranean parking garage on a 1.49-acre site	4450 MacArthur Boulevard	MND and project approval in January 2007. Under construction	<ul style="list-style-type: none"> • General Plan Amendment • Planned Community Development Plan Amendment
Megonigal Residence Project	3,566 sf, single-family residence.	2333 Pacific Dr, Corona del Mar	Final EIR and project approved on January 12, 2010. The CDP has been approved. Project completed and occupied.	<ul style="list-style-type: none"> • EIR • Modification Permit •
Golf Realty Tennis Club	Demolition of existing tennis and golf clubhouses to construct a new 3,735 sf tennis clubhouse and 35,000 sf golf clubhouse. Included in the project are 27 short-term visitor-serving units (bungalows); a bungalow spa/fitness area and concierge and guest meeting facilities; and five single-family residential dwelling units (villas).	1600 East Coast Hwy	The City Council approved the construction of a new 3,735 sf. tennis clubhouse, 27 hotel units with spa/fitness area and concierge and guest meeting facilities; and five single-family residential dwelling units. The project was approved by the City Council on 03/27/2012. Approved by Coastal Commission April 2013.	<ul style="list-style-type: none"> • Development Agreement • PC Development Plan Amendment • TTM • Transfer of Development Rights • CDP (CCC)

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Newport Beach Country Club Inc	Demolition of existing golf course and clubhouse to construct of a new 51,213 sf golf clubhouse and ancillary facilities including a cart barn and bag storage.	1600 -East Coast Highway; northwest of Pacific Coast Highway and Newport Center Drive	This project was approved by the City Council on 02/28/2012. Under construction. Anticipated completion date is at the end of 2015.	<ul style="list-style-type: none"> • General Plan Amendment • Planned Community (PC) Text Adoption • Temporary Use Permit • Development Agreement • CDP (CCC)
PRES Office Building B Project	Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure.	4300 Von Karman Ave	An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011. Project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment • PC Text Amendment • Parcel Map
Old Newport GPA Project	Demolition of 3 existing buildings to construct a new 25,000-sf medical office building.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. Demolition and grading permits issued March 2015. Project under construction.	<ul style="list-style-type: none"> • Modification Permit • Traffic Study • Use Permit • GP Amendment
Rhine Channel Contaminated Sediment Cleanup Project	Dredging of approximately 150,000 cubic yards of contaminated sediments within portions of Lower Newport Harbor, specifically from the Rhine Channel and nearby areas bayward of Marina Park, the American Legion Post and 15 th Street. Transport sediment by ocean barge for disposal and beneficial reuse within the approved Port of Long Beach Middle Harbor Redevelopment Project confined aquatic disposal facility.	In the vicinity of Marina Park, the American Legion Post, and 15 th Street	An IS/MND and conceptual project were approved by City Council on July 27, 2010. Project complete.	<ul style="list-style-type: none"> • Section 404 Permit (USACE) • Section 10 Permit (USACE) • 401 Water Quality Certification (RWQCB) • CDP (CCC) • Dredging Lease (California State Lands Commission)

City of Newport Beach
Ebb Tide Project
Initial Study/Mitigated Negative Declaration

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
Sunset Ridge Park Project	Develop the approximate 18.9-acre site with active and passive recreational uses and an access road to the park through Newport Banning Ranch.	Northwest of West Coast Hwy and Superior Ave	The Final EIR was certified and the project approved by the City on March 23, 2010. Coastal Commission has approved the project in August 2012 and issued CDP in 2013. Construction began January 2014. Construction now complete and park is open for public use.	<ul style="list-style-type: none"> • EIR • Site Plan • CDP (CCC) • Streambed Alteration Agreement (CDFG) • Section 7 (USFWS)
Uptown Newport Mixed Use Development	Development of 1,244 residential units and 11,500 sf. of commercial retail	4311 & 4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. Rough grading plans have been issued for Phase 1 development.	<ul style="list-style-type: none"> • PC Development Plan Amendment and Adoption • Tentative Tract Map • Traffic Study (TPO) • AHIP • DA • Airport Land Use Commission
Plaza Corona del Mar	Development of 1,750 sf new office space and six (6) detached townhomes.	3900-3928 East Coast Highway	Application approved by Planning Commission on 1/03/13. Staff Approval No. SA2013-015 (PA2013-245) approved December 10, 2013 and April 10, 2015 to allow the reconstruction of Gallo's and reduction of commercial scope. Submitted for plan check June 30, 2014.	<ul style="list-style-type: none"> • Tentative Tract Map • MUP • CUP • Site Development Review • Zoning Code Amendment
Mariner's Pointe	A 19,905-sf, two-story commercial building and a three-story parking structure.	200-300 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Construction completed on October 30, 2014, and tenants are beginning to occupy suites.	<ul style="list-style-type: none"> • GP Amendment • Code Amendment • CUP • Variance • Site Development Review • Traffic Study

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions
MacArthur at Dolphin-Striker Way	Demolition of a 7,996-sf restaurant 12,351 sf commercial retail development.	4221 Dolphin-Striker Way	MND, Transfer of Development Rights, Traffic Study, CUP, Waiver of DA, and Modification Permit were approved by City Council on October 25, 2011. PC Development Plan Amendment approved on November 22, 2011. The project is completed. The freestanding building pad is in plan check.	<ul style="list-style-type: none"> • PC Development Plan Amendment • Transfer of Development Rights • Traffic Study (TPO) • CUP • Waiver of DA • Modification Permit
Lido Villas (DART)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums. The Planned Community would allow for site specific setbacks and an increase in the height limit up to 35 ft 4 inches and 39 ft for architectural projections.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application submitted to CCC on April 23, 2014 and is in process. Submitted for plan check December 22, 2014, building permit approval pending recordation of tract map.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment • Planned Community Development Plan • Tentative Tract Map •
Westcliff Medical	Construction of two buildings and a three-level parking structure, an addition to an existing building, and the demolition of 25,339 square feet of building area. The project would result in four buildings totaling 73,722 square feet. The total amount of off-street parking would be 382 spaces.	2011, 2043, 2121, and 2131 Westcliff Drive General bounded by Westcliff Drive, Irvine Avenue, and Sherington Place.	Class 32 CEQA exemption. June 19, 2014: Planning Commission Approved	<ul style="list-style-type: none"> • Site Development Review • Traffic Study • Lot Merger
AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change				

This Page Intentionally Left Blank